

STEWART & WATSON

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4 STATION COTTAGES INVERAMSAY AB51 5DQ



Two Bedroom Semi Detached Cottage with Detached Single Garage

- Lounge & Dining Kitchen
- Two Bedrooms & Shower Room
- DG & Oil CH
- Well Maintained Gardens to front & rear
- Requires Modernisation

Offers Over £165,000

Home Report Valuation £165,000

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TYPE OF PROPERTY

Set back from the road, nestled in a cluster of houses on the outskirts of Inverurie, well placed for Dyce, Bridge of Don and Aberdeen, we offer for sale this Two Bedroom Semi Detached Cottage with Single Garage. The property offers a good level of accommodation on one level and benefits from Double Glazing and Oil Central Heating. Although the property would benefit from modernisation, it would represent an ideal purchase for the first time buyer or those looking to downsize. The accommodation comprises Entrance Hallway, Lounge, Dining Kitchen, Rear Hallway, Two good sized Double Bedrooms and Shower Room. Outside there is extensive parking and turning in the driveway which leads to the detached single garage with up and over door, power and light. Well maintained gardens to the front and rear. Two outbuildings, potting shed and wooden shed.

ACCOMMODATION

Entrance Hallway

The entrance hallway provides access to the lounge and bedrooms. Access hatch to loft space. High level fuse box. Central heating radiator and fitted carpet.

Lounge **15' 4" x 12' 7"**
(4.77m x 3.86m)

A good sized lounge with windows to front and side allowing plenty of natural sunlight to flood the room. A feature is the electric fire with surround making this a focal point of the room. There is also an open coal fire behind the electric fire. Shelved alcove, television and telephone points, two central heating radiators and fitted carpet. Door to rear hallway.



Rear Hallway

The rear hallway provides access to the dining kitchen and shower room. Cupboard housing the hot water tank. Central heating radiator and fitted carpet. Exterior door to rear garden.

Dining Kitchen **13' 7" x 7' 9"**
(4.16m x 2.40m)

Fitted with base and eye level units incorporating sink, splashback tiling and coordinating work surfaces. The units further incorporate a slot in cooker. Space for washing machine and kitchen table. Central heating radiator and fitted carpet.



Shower Room

Fitted with coloured suite comprising w.c., wash hand basin and shower cubicle. Central heating radiator and fitted carpet.



Bedroom 1

11' 6" x 11' 0"
(3.53m x 3.34m)

Located to the front of the property, this good sized room benefits from wall to wall built in wardrobes incorporating hanging rail and shelf space.



Bedroom 2

10' 9" x 9' 1"
(3.31m x 2.77m)

With views over the rear garden, this room benefits from a high level storage cupboard, central heating radiator and fitted carpet.



OUTSIDE

A lengthy driveway provides extensive parking and turning and leads to the detached single garage with up and over door, power and light. The well maintained garden to the front incorporates a variety of mature trees and bushes. The rear garden has a drying green laid in grass, a variety of plants, bushes and a potting shed (11'2" x 7'4") with power and light. Two outbuildings and garden shed.



SERVICES

Mains electric, water, drainage and oil central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band C

EPC Band E

Entry

By arrangement

Viewing

By contacting Mr Gauld on 07906 150631 or our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Inveramsay enjoys a rural location and would serve as an ideal commuting base for both Inverurie and Aberdeen. Inverurie is a prospering, expanding town, which offers wide ranging facilities including, primary schools, a secondary school, shops including Marks & Spencers and Tesco, hotels, health centre, swimming pool, sports centre, library and golf course. It is situated around 16 miles from Aberdeen and is well served by road and rail links making it an ideal commuting base.

Reference

Oldmeldrum/DDP/J21

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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